INDUSTRIAL PARK AND/OR AVIATION AREAS

PERFORMANCE STANDARDS

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INDUSTRIAL PARK AND AVIATION AREAS

PERFORMANCE STANDARDS

1. NOISE.

a. Standards. At no point on or beyond the boundary of the leasehold Premises shall the maximum sound level resulting from any operation, activity or use exceed Leq(h) = 70 dB for continuous noise. If the measured ambient level exceeds the applicable limit noted above, the allowable one hour average sound level shall be the ambient noise level. The ambient noise level shall be measured when the alleged noise violation source is not operating.

b. Method of Measurement. Noise shall be measured with a sound level meter having an A-weighted filter constructed in accordance with specifications of the American National Standards Institute for type S-2A general purpose sound level meters.

(1) Impact noise shall be measured using the fast response of the sound level meter. Impact noises are intermittent sounds such as from a punch press or drop-forge hammer.

(2) Continuous noise shall be measured using the slow response of the sound level meter.

c. Sound Level (Noise Level). Sound level shall mean the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network as specified in American National Standards Institute specifications for sound level meters (ANSI.4-1971, or the latest revision thereof). If the frequency weighting employed is not indicated, the A-weighting is implied.

d. Aircraft Engine Runups. Lessee shall restrict aircraft engine tests and maintenance runups performed on the leasehold Premises to idle power settings. Lessee shall restrict aircraft tests and maintenance runups at greater than power settings to locations on the Airport and during the time of day authorized in writing by the Airports Director.

e. Exemptions. The following sources of noise are exempt from the specified maximum sound level:

(1) Transportation vehicles not under the control of Lessee;

(2) Occasionally used safety signals, warning devices, and emergency pressure relief valves; and

(3) Temporary construction activity between 7:00 a.m. and 7:00 p.m.

2. GLARE.

a. Standards. All light fixtures or light sources shall be installed or used so as to comply with the rules and regulations of the Federal Aviation Administration or any successor agencies and other governmental agencies governing height, type and placement of lights as they may affect the safety of aircraft operations into, from and around the Airport. In addition:

(1) All outdoor lighting installed shall utilize low pressure sodium lamps and be shielded from above in such a manner that the edge of the shield shall be level with or below the center of the light source.

(2) All light fixtures shall be designed and adjusted so as to reflect light downward, away from any other premises.

(3) Any operation, activity, or use producing intense glare shall be conducted within an enclosed or screened area in such a manner that the glare emitted will not be discernible at

any point on or beyond the boundary of the leasehold Premises.

b. Prohibitions. The use of floodlights on vertical or horizontal surfaces, searchlights, and red, blue, or green lights shall be prohibited; provided, however, red, green and blue lights are permitted where required by FAA regulations as necessary for the safety of aircraft operations.

3. ELECTROMAGNETIC INTERFERENCE.

a. Standards. At no point on or beyond the boundary of the leasehold Premises shall the electromagnetic interference resulting from any operation, activity or use of equipment not licensed by the Federal Communications Commission for communications or navigational purposes exceed the maximum permitted values tabulated below:

Section of Electromagnetic Spectrum from-to	Maximum Field Strength at Edge of Premises Containing Interference Source
10 - 100 Kilocycles	500 Microvolt/Meter
100 - 535 Kilocycles	300 Microvolt/Meter
535 - 1605 Kilocycles	200 Microvolt/Meter
1605 Kc.- 44 Megacycles	200 Microvolt/Meter
44 - 88 Megacycles	150 Microvolt/Meter
88 - 174 Megacycles	200 Microvolt/Meter
174 - 216 Megacycles	150 Microvolt/Meter
216 - 580 Megacycles	250 Microvolt/Meter
580 - 920 Megacycles	300 Microvolt/Meter
920 - 30,000 Megacycles	2000 Microvolt/Meter

Irrespective of the above standards, any electromagnetic disturbance that causes interference

with radio transmissions, aircraft instruments, navigational aids, or other electromagnetic receptors essential to aircraft operations shall be modified or abated upon request of the Airports Director.

b. Method of Measurement. The level of radiated electromagnetic interference shall be measured by using standard field strength measuring techniques. The maximum value of the tabulation shall be considered as having been exceeded if at any frequency in the section of the spectrum being measured, the measured field strength exceeds the maximum value tabulated for this spectrum section.

4. VIBRATION.

a. Standards. At no point on or beyond the boundary of the leasehold Premises shall the maximum particle velocity resulting from any operation, or activity or use exceed 0.10 inches per second for steady-rate vibrations and 0.20 inches per second for impact vibrations.

b. Method of Measurement. Vibration shall be measured with a seismograph or complement of instruments capable of recording vibration displacement and frequency or particle velocity simultaneously in three mutually perpendicular directions. When particle velocity is computed on the basis of displacement and frequency, the following formula shall be used:

P.V. = 6.28 F X D

P.V. = Particle velocity, inches per second

F = Vibration frequency, cycles per second

D = Single amplitude displacement of the vibration, inches

The maximum particle velocity shall be the maximum vector sum of the three mutually perpendicular components recorded simultaneously.

(1) Steady-rate vibrations are vibrations which are continuous or vibrations in

discrete impulses occurring 100 or more times per minute.

(2) Impact vibrations are vibrations in discrete impulses occurring less than 100 times per minute.

5. TOXIC MATTER.

a. Standards. At no point on or beyond the boundary of the leasehold Premises shall the release of any airborne toxic matter resulting from any operation, activity or use exceed 3.0 percent of the Threshold Limit Value; provided, however, if a toxic substance does not have an established Threshold Limit Value, Lessee shall satisfy the County Department of Public Health that the proposed levels will be safe to the general population.

b. Method of Measurement. The maximum concentration is given as a fractional amount of the ACGIH Threshold Limit Value which is the maximum concentration permitted an industrial worker for eight hours exposure per day, five days a week, as adopted by the American Conference of Governmental Industrial Hygienists (ACGIH). Toxic matter shall be measured at ground level or habitable elevation using ACGIH or ASTM methods and shall be the average of any 24-hour sampling period.

6. ODOR. At no point on or beyond the boundary of the leasehold Premises shall any odorous gases or other odorous matter resulting from any operation, activity or use be detectable.

7. SMOKE, PARTICULATE MATTER, AND OTHER AIR CONTAMINANTS. All operations, activities, and uses shall be conducted so as to comply with the rules and regulations of the San Diego County Air Pollution Control District governing smoke, particulate matter, and other air contaminants.

8. LIQUID WASTES.

a. Standards. All operations, activities, and uses shall be conducted so as to comply with the rules and regulations of the State of California Water Quality Control Board - San Diego Region and the County San Diego.

b. Prohibitions. The discharge of any toxic or waste material onto the ground, into any drainage channel, or the discharge of any toxic material into any on-site leaching system shall be prohibited.

9. FIRE AND EXPLOSIVE HAZARDS. All operations, activities, and uses shall be conducted so as to comply with the rules and regulations of the applicable fire protection agency and the Uniform Fire Code governing fire and explosive hazards.

10. OTHER REGULATIONS. In addition to the provisions of these Performance Standards, all operations on the Premises shall conform to the standards specified by the applicable Federal Aviation Administration Regulations, laws of the State of California and the applicable local ordinances which regulate land use and operations. In the event of a conflict between these Performance Standards and various applicable laws, ordinances and regulations, the most restrictive shall apply.